

**ITEM IV.B: TENTATIVE SUBDIVISION MAP MODIFICATION & ADMINISTRATIVE PERMIT – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410**

**REQUEST**

The applicant requests approval of a Tentative Subdivision Map to adjust the lot widths for the approved lots and an Administrative Permit for a Unit Transfer, as the map modifications will result in an additional 11 lots. The project would transfer 2 units from Parcel WB-20, 2 units from Parcel WB-21, and 7 units from Parcel WB-22 into project Parcel WB-4.

Applicant – Ryan O’Keefe, Westpark S.V. 400, LLC  
Owner – Jeff Jones, Westpark S.V. 400, LLC

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map Modification; and
- D. Approve the Tentative Subdivision Map Modification subject to four (4) conditions of approval.

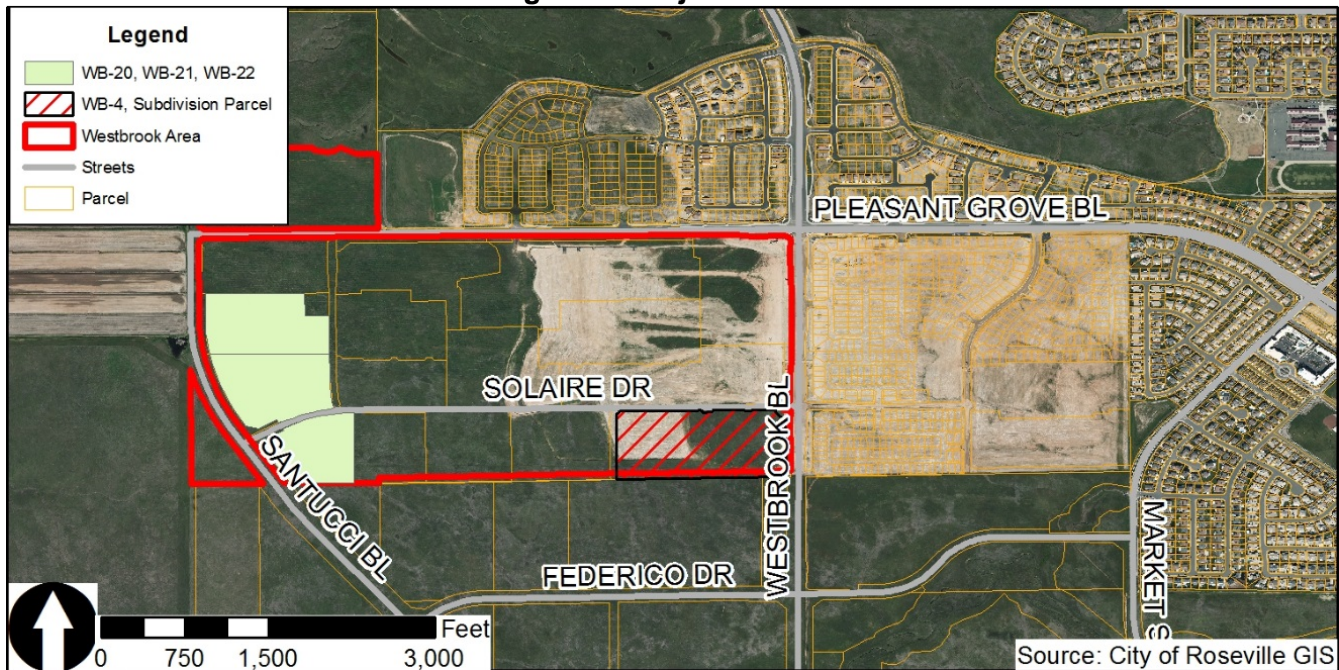
**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

**BACKGROUND**

The project site is located within the Westbrook area of the Sierra Vista Specific Plan (SVSP). In June 2012 the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including residential, commercial, and open space/park areas. An Initial Study/Mitigated Negative Declaration (MND) was prepared and adopted for the project-level environmental analysis, which tiered from the program-level EIR analysis prepared for the Specific Plan. The land uses within the Westbrook area were further amended by the Westbrook Phase 2 and 3 project (File # PL13-0318), and an Addendum to the prior MND was prepared. The project reconfigured and redesignated land uses within the Westbrook portion of the SVSP, and also included small-lot tentative subdivision maps. The project applicant has proposed to modify the Parcel WB-4 portion of the approved small-lot tentative subdivision map, and to transfer units from Parcels WB-20–22 to Parcel WB-4. Figure 1 shows the boundary of the Westbrook area and the location of the parcels affected by the proposed project.

**Figure 1: Project Location**



## **SITE INFORMATION**

**Location:** 1901 Westbrook Boulevard

**Total Size:** 16 acres

**Topography and Setting:** The site is in an area of active development, with subdivisions being built to the east of the site, and roads being constructed and extended in the area. The general area was previously rough graded, and so is relatively flat and supports non-native annual grasses.

## **EVALUATION–ADMINISTRATIVE PERMIT FOR UNIT TRANSFER**

As with all of the City's specific plans, the Sierra Vista Specific Plan includes a residential density and unit count for each residential large lot, as listed in SVSP Table 4-1. The SVSP also recognized that as individual development applications were submitted, some adjustments would be desirable or necessary to accommodate specific product types. The SVSP Land Use chapter includes a policy to allow minor residential density adjustments by approval of an Administrative Permit. A minor change is one which meets the following criteria:

1. The transfer and receiving parcels are within the SVSP and are subject to a development agreement;
2. The transfer of units does not result in a change to the land use designation, specifically, the transfer does not: (a) reduce the number of units from the transfer parcel below the minimum number of units allowed by the applicable land use designation; or (b) increase the number of units to the receiving parcel above the maximum number of units allowed by the applicable land use designation;
3. The transfer of units does not result in increased impacts beyond those identified in the Specific Plan EIR and does not preclude the ability of the parcels to conform to the applicable standards

or regulations contained in this Specific Plan and related Development Standards and Design Guidelines;

4. The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities, or fee programs and assessment districts;
5. The cumulative increase or decrease in units resulting from the adjustment does not change the unit allocation by more than 20% of the units to either the transfer or receiving parcel, as established at the time of the original approval of the specific plan;
6. HDR units designated as affordable units may be transferred administratively until such time that they are encumbered by an Affordable Housing Regulatory Agreement (or other form as approved by the City); and
7. For HDR parcels, unit transfers may be approved between HDR parcels administratively, provided that the resulting density of an affected HDR parcel does not fall below 18 units per acre.

Zoning Section 19.78.060.A stipulates that three findings must be made in order to approve an Administrative Permit. The required findings for an Administrative Permit are listed below in ***italicized, bold*** text and are followed by an evaluation.

***A. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***

***B. The proposed use or development conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.***

***C. The location, size, design, and operating characteristics of the use or development is compatible with, and shall not adversely affect or be materially detrimental to, the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.***

The applicant is proposing to transfer units from large lots WB-20 – 22 to large lot WB-4, which are all located within the SVSP and are all covered by the Westpark S.V. 400, LLC Development Agreement. The proposed change is shown in Table 1 below. Another project is pending in the same area (PL16-0379) which also affects some of these same parcels, so the cumulative effects of both projects are shown in Table 2. As shown, the cumulative change in units is less than 20%, and the resultant densities for all large lots will remain within the range of their existing land use densities (LDR or MDR).

As the analyses of the Tentative Subdivision Map will demonstrate, all of the resultant lots will meet the minimum size criteria outlined by the SVSP. The tentative map development boundaries are consistent with the boundaries which were identified as part of the SVSP analysis, and thus the unit transfer will not result in increased impacts to trees or any other physical resource. The transferred units are being transferred from MDR parcels near the corner of Solaire Drive and Santucci Boulevard to a parcel at the corner of Solaire Drive and Silver Spruce Drive (see Figure 2). Given the relatively short distance between the transferring and receiving parcels, the units will rely on the same major roadway improvements, and the students generated will remain within the same school service area. There will be no impact on SVSP fee programs or assessment districts. The proposed unit transfer meets the criteria for a minor change and is consistent with the findings for an Administrative Permit.



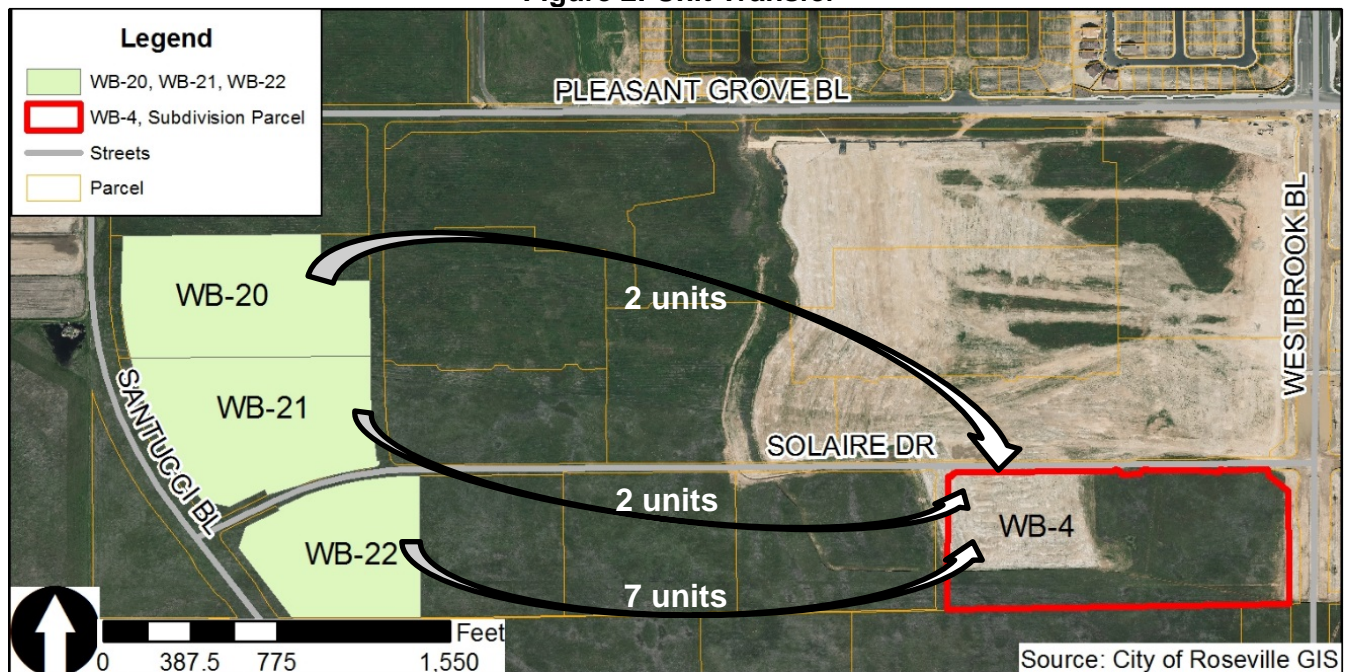
**Table 1: Summary of Unit Transfer for Proposed Project**

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-4	LDR 6.0	LDR 6.3	89	100	+12%
WB-20	MDR 8.0	MDR 7.8	80	78	-3%
WB-21	MDR 8.0	MDR 7.8	80	78	-3%
WB-22	MDR 8.0	MDR 7.3	61	54	-11%

**Table 2: Cumulative Summary of Unit Transfer for Proposed and Pending Project**

WRSP Parcel	Land Use		Unit Allocation		Percent Change
	Original	Proposed	Original	Proposed	
WB-4	LDR 6.0	LDR 6.3	89	100	+12%
WB-7	LDR 5.0	LDR 5.8	134	145	+8%
WB-20	MDR 8.0	MDR 7.3	80	73	-9%
WB-21	MDR 8.0	MDR 7.2	80	72	-10%
WB-22	MDR 8.0	MDR 7.3	61	54	-11%

**Figure 2: Unit Transfer**



## **EVALUATION-TENTATIVE SUBDIVISION MAP**

The City of Roseville Subdivision Ordinance (Section 18.06.290) establishes the processes by which an approved Tentative Subdivision Map may be modified. There are two types of modifications established: minor amendments and major amendments. A minor amendment involves changes that are substantially

consistent with the intent of the original approval. These are generally limited to changes which make small modifications to parcel shapes and sizes or other small amendments to the subdivision layout. Any other type of modification is a major modification. The proposed Tentative Subdivision Map Modification adds 11 new lots to the subdivision, which makes it a major modification. Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative subdivision map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The approved and proposed Tentative Subdivision Map is shown in Figure 3. Although this is a major modification because of the addition of lots, the proposed subdivision map maintains the same roadway system and basic lot pattern as the approved subdivision. The applicant has added lots in order to provide two different lot sizes within the subdivision. The western side of the subdivision remains unchanged, with lots of 55'x100' (5,500 square feet), while the eastern side of the subdivision has slightly smaller lots of 45'x100' (4,500 square feet). This allows the developer to provide different housing choices.

All of the proposed lots have a zoning designation of RS/DS (Small-Lot Residential with Development Standards). The SVSP Development Standards for this zone require a minimum of 4,500 square feet and 45 feet in width, which is met by the proposal. As noted, the subdivision roads and other improvements are not proposed to be altered. The proposal shifts 11 lots into this portion of the Westbrook area, but does not alter the total number of units in the Specific Plan, so has no impact on discharge of waste into the sewage system. The proposed modification is consistent with the required findings for a Tentative Subdivision Map.

**Figure 3: Map Modification**

Legend:  
 45' x 100' Lots  
 55' x 100' Lots

Approved Tentative Map  
 89 Lots (55x100')



Proposed Tentative Map  
 WB-4A = 58 Lots (45x100')  
 WB-4B = 42 Lots (55x100')  
 100 Total Lots



**SOLAIRE**  
 Amended Tentative Map for SVSP Parcel WB-4  
**Westbrook - Phase 2**  
 a portion of the Sierra Vista Specific Plan Area  
 Scale: 1"=200' Roseville, California November 22, 2016\*

**Mackay & Somp**  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 5502 Empire Road, Suite 100, Roseville, CA 95661  
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## **NEIGHBORHOOD OUTREACH**

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on February 18, 2017. No comments were received.

## **ENVIRONMENTAL DETERMINATION**

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which exempts projects consistent with a Specific Plan. The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160–15170). The project is consistent with the Addendum to the Westbrook Specific Plan Amendment to the Sierra Vista Specific Plan Mitigated Negative Declaration (SCH # 2008032115, Addendum adopted April 20, 2016 and Mitigated Negated Negative Declaration adopted June 15, 2012). No additional environmental analysis is required.

## **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report for the **ADMINISTRATIVE PERMIT – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410**.
- B. Approve the **ADMINISTRATIVE PERMIT – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410**.
- C. Adopt the findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP MODIFICATION – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410**.
- D. Approve the **TENTATIVE SUBDIVISION MAP MODIFICATION – 1901 WESTBROOK BLVD – SVSP PCL WB-4–SOLAIRE DRIVE TENTATIVE SUBDIVISION MAP MODIFICATION – PL16-0410** subject to four (4) conditions of approval.

### **CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP MODIFICATION &**

#### **ADMINISTRATIVE PERMIT**

- 1. Except as modified below, the conditions of approval for PL13-0318 apply to this Tentative Subdivision Map Modification. (All)
- 2. The project is approved as shown in Exhibits A–D, which modifies PL13-0318 Exhibits F and J. (All)
- 3. If Phase 4A is constructed first, the 12-inch water loop shall be completed. (Environmental Utilities)
- 4. Increased runoff onto the future park site, due to development, shall be maintained so that no new environmental constraints occur to limit the park's future development. (Parks, Recreation, and Libraries)

**Exhibits**

- A. Unit Transfer Summary
- B. Sierra Vista Specific Plan Change Pages
- C. Existing and Proposed Lot Pattern
- D. Proposed Tentative Map and Grading Plan

<p><b><u>Note to Applicant and/or Developer:</u></b> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.</p>
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